UNIVERSIDADE LUSÍADA
LISBOA

Course Unit Program
Property Law

Academic Year 2025/2026

1. Organic Unit

Faculty of Law

2. Course

LAW

3. Cycle

1st

4. Course Unit

Property Law (02322)

5. Scientific Area

6. Curricular Year

3rd

7. Type of Curricular Unit / Semester

1st Semester

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8. Class type and workload (work time)

Theoretical classes:	30,00
Practical classes:	15,00
Theoretical-Practical Classes	
Tutorial Guidance:	20,00

9. ECTS Credits

6,00

10. Scientific Area Coordinator

Prof. Doutor JOSE ALBERTO RODRÍGUEZ LORENZO GONZÁLEZ

11. Regent

Dr. SERGIO DA CONCEIÇÃO PIRES BRAS

12. Assistants

Dr. JOSE CARLOS GARCIA DOS SANTOS

13. Teaching Language

Portuguese

14. General Objectives

A. Attitudes
- Critical spirit
- Knowledge based on study, reflection and valuation

B. Capabilities
- Investigate and collect information
- Carry out projects
- Develop evaluation and decision-making skills
- Use legal language
- Acquire practical training based on correlative theoretical frameworks

C. Knowledge
- Know/understand the concept of Property Law
- Know/understand the different types of Property Law
- Understand the importance of Property Law

15. Specific Objectives

- Understand the concepts of Property Law, general duty of respect and the respective general legal regime
- Understand the different kinds os rights under the Law of Property
- Know the function of the Property Law
- Know the different types of Property Law
- Understand the elementary legal regime to which each of these modalities is submitted

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- Understand the typical connection between Property Law and other rights in rem
- Know how to apply the acquired knowledge

16. Skills to be acquired

- Knowing how to recognize the role of Property Law in the formation of the jurist's mental frameworks
- Knowing how to consult, interpret and use legal diplomas
- Know how to investigate and collect information
- Know how to carry out project work
- Knowing how to apply acquired knowledge to new situations

17. Teaching Methodology

- Use of examples from everyday practice
- Resolution of concrete cases (case method)
- Analysis of legislation and case law
- Participation in debates and conferences
- Simulation of current life situations

18. Course Unit Program

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Part I
1. Concept of right in rem
1.1. Brief historical perspective
1.2. Legal relationship with a thing
1.3. Erga omnes enforceability
1.3.1. Opportunity of the title
1.3.2. Publicity principle
1.3.2.1. Spontaneous publicity
1.3.2.2. Provoked publicity - Land Registry: Effects
Part II
The effective ownership
Chapter I
Property
I) General Rules
1. Content of the property right
2. The right to property as a constitutionalized right
3. Property rights as the matrix of the remaining ius in rem
4. Typical features
5. Object. Corporeal and incorporeal things.
6. Mastery over the human body
II) Special Regimes
Co-ownership
1. Notion
2. Legal situation of the co-owner
3. Powers and duties of the co-owner
Chapter II
Condominium
1. Notion
2. Legal nature
3. Modes of constitution: specialties
4. Legal situation of the owner
5. Powers and duties of the owner
6. Management of the common parts
Chapter III
Usus fructus
1. Content
2. Legal nature
3. Constitution of the usus fructus
4. Usus fructus of consumables
5. Use and housing rights: specific traits
Chapter IV
Time sharing
1. Content of the time share right

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2. Legal nature
3. Modes of constitution and transmission: specialties
4. Legal situation of the user
5. Powers and duties of the user

Chapter V

Lasting tenure housing right

1. Content of the lasting tenure housing right
2. Legal nature
3. Legal situation of the user
4. Powers and duties of the user

Chapter VI

Superficies

1. Content of superficies right
2. Legal nature and object of the superficies
3. Modes of constitution: specialties
4. Legal situation of the superficiary
5. Powers and duties of the superficiary

Chapter VII

Servitudo

1. Characteristics
2. Content of the servitudo
3. Legal nature
4. Modes of constitution
5. Classes

Part III

Apparent ownership - Possession

1. Notion of possession: causal and formal possession
2. Possession structure: subjective and objective conception
3. Legal nature of possession
4. Object of possession
5. Types of possession
6. Typical modalities of acquisition of possession
7. Loss of possession
8. Legal effects of possession

Part IV

General Theory

Chapter I

Person

1. Personality and capacity
2. Capacity
3. Legitimacy
4. Ownership - Co-ownership

Chapter II - Fact

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1. Concept
2. Exemplifying typicality
3. Facts with generic constitutive/translative efficacy
4. Facts with specific constitutive/translative efficacy
5. Modifying facts
6. Extinction.

Chapter III

Content

1. Tipification
2. Open rate
3. Positive and negative content
3.1. Positive content
3.2. Negative content
3.2.1. Limits
3.2.2. Obligations propter rem
3.2.3. Burdens in re

19. Assessment Methods

The evaluation instruments will be determined or to be determined in the Evaluation Regulation of Universidade Lusíada

20. Didactic Resources

- www.academia.edu (ppt classes and case studies)
- moodle
- Codes
- Copies of court decisions, public deeds, registration certificates and similar acts

21. Sustainability Objectives

General

1 - Ensure equal access to education.
2 - Substantially increase the number of young people and adults with relevant qualifications.
3 - Ensure equal opportunities in university education.
4 - Promoting the gradual dematerialization of the teaching/learning process.

Specific

1 - Promote the rule of law.
2 - Contribute to responsible decision-making.

22. Keywords

Rights in rem
Property right
Rights in re aliena
Land Registry

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23. Main Bibliography

Author(s):	González, José		
Title:	Direitos Reais		
Edition:	5ª	Year:	2015
Local:	Lisboa		
Publisher:	Quid Juris		

Author(s):	González, José		
Title:	Código Civil Anotado, vol. IV		
Edition:	2ª	Year:	2023
Local:	Lisboa		
Publisher:	Quid Juris		

Author(s):	González, José		
Title:	A pertença do corpo humano, in Revista Lusíada: Direito, n.º 22		
Edition:	1ª	Year:	2020
Local:	Lisboa		
Publisher:	Universidade Lusíada Editora		

24. Complementary Bibliography

Author(s):	Gonçalves, A. Penha		
Title:	Curso de Direitos Reais		
Edition:	2ª	Year:	1993
Local:	Lisboa		
Publisher:	SPB		

Author(s):	Duarte, R. Pinto		
Title:	Curso de Direitos Reais		
Edition:	4ª	Year:	2020
Local:	Cascais		
Publisher:	Principia		

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Ficha técnica MIP / MIP Datasheet	
Título / Title	Course Unit Program 'DIREITOS REAIS': Academic Year 2025/2026
Autor / Author	Prof. Doutor JOSE ALBERTO RODRÍGUEZ LORENZO GONZÁLEZ
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Descritores / Descriptors	-
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